

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 1, 2005

ITEM NO. 6

CASE NUMBER/ PROJECT NAME	82-DR-2005 T-Mobile PH10909 Wireless Communication Facility (WCF)		
LOCATION	8250 E. Rose Lane		
REQUEST	Request approval of a site plan and elevations for a Stealth Cupola Wireless Communication Facility (WCF) and associated ground equipment.		
OWNER	Scottsdale Girls Club 480-948-8020	ENGINEER	CSI 480-905-8689
ARCHITECT/ DESIGNER	CSI 480-905-8689	APPLICANT/ COORDINATOR	Declan Murphy T-Mobile 602-326-0111 Mac Cummins, AICP

BACKGROUND **Zoning.**

The site is zoned R1-7. This zoning category allows primarily single-family residential uses. It also allows Types I, II, and III Wireless Communications Facilities, subject to the appropriate approval as outlined in the City's zoning ordinance (see "Discussion" section below).

Context.

The site is located to the east of N. 82nd Street, north of E. Rose Lane. It is currently being used as a Boys & Girls Club.

Adjacent Uses:

- North: Existing single-family residential housing in an R1-7 zone.
- South: Existing residential housing in an R-4 zone.
- East: A church facility in an R1-7 zone.
- West: Existing single-family residential housing in an R1-7 zone.

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant is requesting Development Review Board approval of a Type III Wireless Communications Facility (WCF) application. Pursuant to the City of Scottsdale zoning ordinance, review and approval of certain types of WCF applications are within the purview of the Development Review Board (see "Discussion" section below).

Development Information:

- Existing Use: Boys & Girls Club
- Proposed Use: Boys & Girls Club with a Stealth Wireless Communication Facility
- Parcel Size: 96,953 Square Feet
- Building Size: 19,195 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 30 Feet
- Parking Required: No parking spaces are required
- Parking Proposed: No parking spaces are proposed

DISCUSSION

Under the provisions of the City's zoning ordinance, some WCF projects require Development Review Board approval. These WCF facilities are classified as "Type III" facilities. The subject request qualifies as a Type III facility for the following reasons:

KEY ISSUES

1. The planned primary use of the parcel is residential
2. It meets the provisions of subsection "H" (Alternative Concealment) of the WCF provisions, which say:
 - WCF shall comply with the height requirement of the zoning district
 - Equipment shall be concealed within the structure or fully screened
 - Equipment cabinets shall comply with the height requirements of the district
 - Equipment cabinets with air conditioning units shall be enclosed and setback a minimum of 15 feet from a residential use
 - Equipment cabinets located in the right-of-way or completely underground are exempt from yard standards

Purview of the DRB on Type III applications

The ability of a provider to locate in this area has been established in this case. As the provider, T-Mobile, is proposing a Type III application. The Development Review Board is charged with confirming that the above requirements have been met, and that the architectural elements of the proposed addition are consistent with the surrounding neighborhood.

Type III WCF Development Standards

As previously mentioned, the above provisions must be satisfied. Below is the staff analysis for each bullet point item:

- WCF shall comply with the height requirement of the zoning district

Staff Analysis: The proposed height is 30 feet, which is under the maximum 36 feet for the district. The cupola will screen the antennae, and will add approximately 6 feet in overall height to the existing structure.

- Equipment shall be concealed within the structure or fully screened.

Staff Analysis: The proposed equipment will be located at ground level, and fully screened by a block wall. The proposed cupola will screen the antennae.

- Equipment cabinets shall comply with the height requirements of the district.

Staff Analysis: The proposed equipment cabinet will be 6.5 feet high and located at ground level, not on top of the structure. Further, the equipment will be fully screened from view.

- Equipment cabinets with air conditioning units shall be enclosed and setback a minimum of 15 feet from a residential use

Staff Analysis: The proposed equipment setback is 75 feet, which is substantially more than 15-foot minimum requirement.

- Equipment cabinets located in the right of way or completely underground are exempt from yard standards

Staff Analysis: Not applicable.

Architectural Discussion

The applicant is proposing to match the color and material palate that the existing Boys & Girls club utilizes, which is a light sand stucco. The roof will be kept at the same pitch as is currently seen on the existing structure. The cupola, which will house the antennae, will be located at the high point of the pitch of the roof and will be colored and textured to match the existing structure (See attached photo simulation). The plans are somewhat vague as to full enclosure of the cupola. The applicant has indicated every desire to fully enclose the cupola and match the existing architecture, and staff has stipulated the approval to reflect this.

OTHER BOARDS AND COMMISSIONS

None. The Development Review Board's decision will be final in this matter, unless a timely appeal is filed with the City Clerk of the City of Scottsdale.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Mac Cummins, AICP
Senior Planner
Phone: 480-312-7059
E-mail: mcummins@ScottsdaleAZ.gov

APPROVED BY

Mac Cummins, AICP
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Photo Simulation/Site Views
5. Site Plan
6. Elevations
- A. Stipulations/Zoning Ordinance Requirements

09/27/05



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 08/09/05

Coordinator: Mac Cummins

Project Name: T-Mobile PH10919

Project No.: 107 - PA - 2005

Case No.: RA - DR - 2005

Project Location: 8250 E Rose Lane, Scottsdale AZ 85250

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: R1-7 Proposed Zoning: R1-7

Number of Buildings: 1 Parcel Size: 96,268 sq ft

Gross Floor Area/Total Units: Existing Bldg / 1 Unit Floor Area Ratio/Density: Land Ratio: 160

Parking Required: Existing Parking Parking Provided: Existing Parking

Setbacks: N - 170+/- ft S - 235+/- ft E - 140+/- ft W - 105+/- ft

Description of Request:

Purpose of Request

T-Mobile USA, Inc. is currently expanding its coverage areas, and is requesting the approval of at WCF at 8250 E. Rose Lane due to Customer Demand. The location of a WCF in this area will provide residents, visitors, and businesses with high quality, reliable wireless communication for personal, business, and Emergency Services.

Existing Conditions

The existing zoning for the subject parcel is R1-7 according to Maricopa County's GIS Mapping, adjacent zoning is R1-7 to the North, R1-7 to the West, R1-7 to the East, and R-4 to the South.

Proposed Wireless Communications Facility

In order to improve coverage and signal strength in this area, T-Mobile is proposing concealing antennas within a "Stealth Cupola" to be located on the rear rooftop of the B&G club building. This design is illustrated in the accompanying plans, and photo simulation. This "sectored" design would allow T-Mobile to achieve the desired 360 degrees of coverage from the site.

The equipment cabinets associated with the site will also be located in the rear of the B&G Club property, concealed by a CMU block wall to match existing building.

The proposed site would also require power, telco, and coaxial cables. The conduits carrying both the telco and power to the equipment cabinets will be buried. The coaxial cables carrying the radio signals from the equipment cabinets concealed and out of sight. The proposed wireless communication facility will not require any water, wastewater, or solid waste services.

One vehicle will access the wireless communication facility approximately once or twice a month. This vehicle will use the existing access to the site.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Q.S.
21-47

G.I.S. ORTHOPHOTO 2003

82-DR-2005

ATTACHMENT #2

T-Mobile Ph10919 WCF



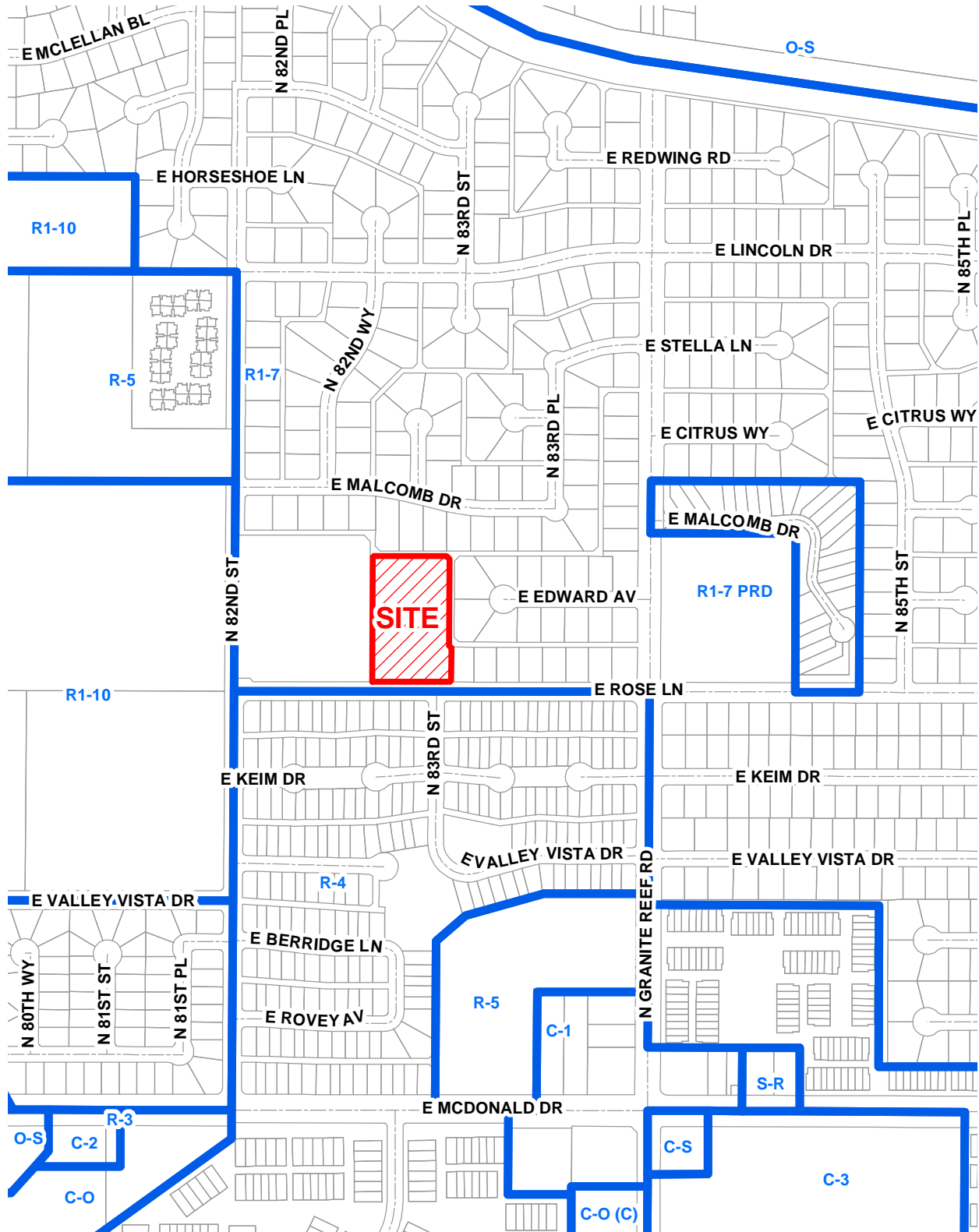
Q.S.
21-47

G.I.S. ORTHOPHOTO 2003

82-DR-2005

ATTACHMENT #2A

T-Mobile Ph10919 WCF



82-DR-2005

ATTACHMENT #3

I



Before



After

8250 E ROSE LANE, SCOTTSDALE AZ85250
APN:174-12-002-G



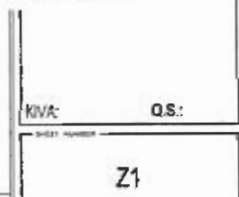
View of Site from South (Entrance to B&G Club)

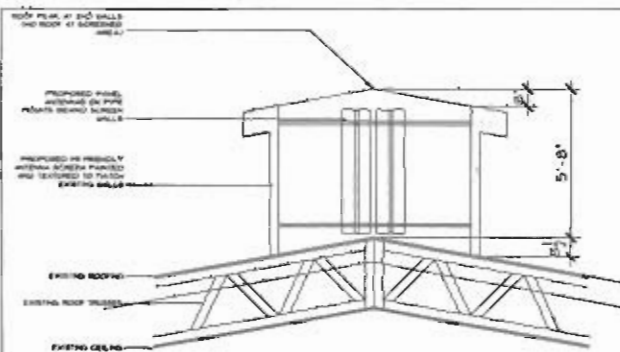
82-DR-2005
09/27/05



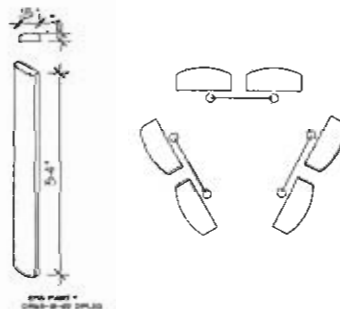
View of Site from North

N.P. COMMUNITY NAME & NUMBER		COUNTY: MARICOPA
MARICOPA COUNTY #040037		STATE: AZ
TOWN OF PARADISE VALLEY #040049		
CITY OF SCOTTSDALE #045012		
MAP AND PANEL NUMBER	SUFFIX	FIRM PANEL EFFECTIVE /RENEWED DATE
MAP 040131685	G	JULY 18, 2001
PANEL 1895 OF 4350		
FLOOD ZONE(S)	BASE FLOOD ELEVATION(S) (ZONE A9, USE DEPTH OF FLOODING)	
X	NOT APPLICABLE	



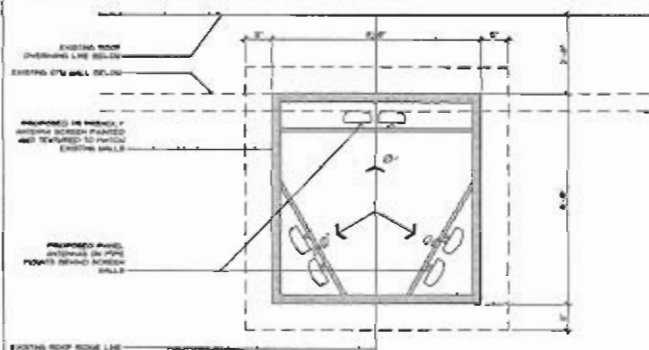


ANTENNA SCREEN SECTION

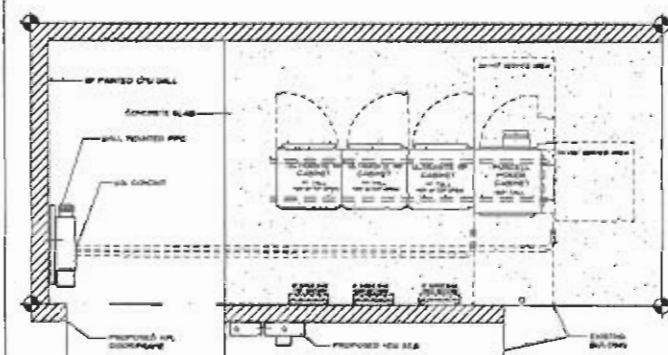


ANTENNA INFORMATION

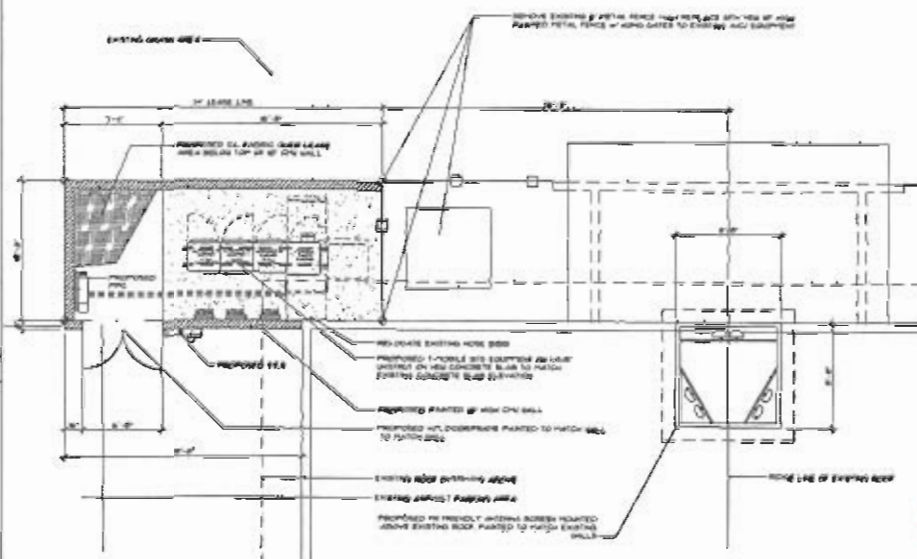
2	NOT USED
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ANTENNA SCREEN PLAN



EQUIPMENT LAYOUT



ENLARGED SITE PLAN



2075 N. BRIDGEMAN RD., STAMPE, ALABAMA 36082
PHONE (904) 842-2000 FAX (904) 842-2602



gsm@kati.org / jst@kati.huangqiang.com
10245 E. 9th Ave. Scottsdale, AZ 85258
ph 800 434 8800 fax 800 443 8800
e-mail: csongor@kati.huangqiang.com



1990-1991

[illegible]

FD-760

10919D
BOYS & GIRLS CLUB
ROSE LANE
8250 E. ROSE LANE
SCOTTSDALE, AZ 85266

ENLARGED PLAN

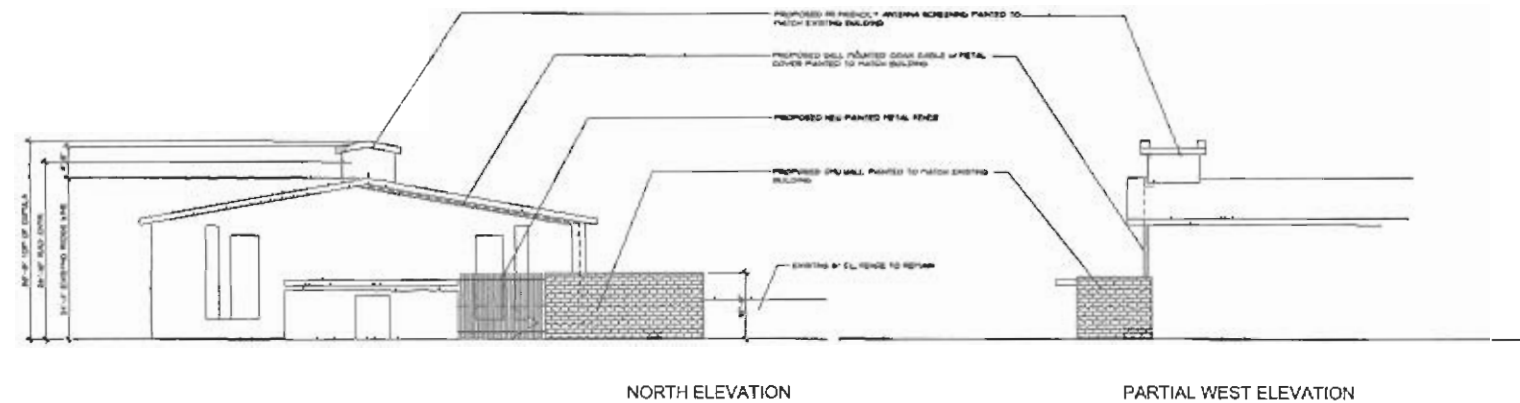
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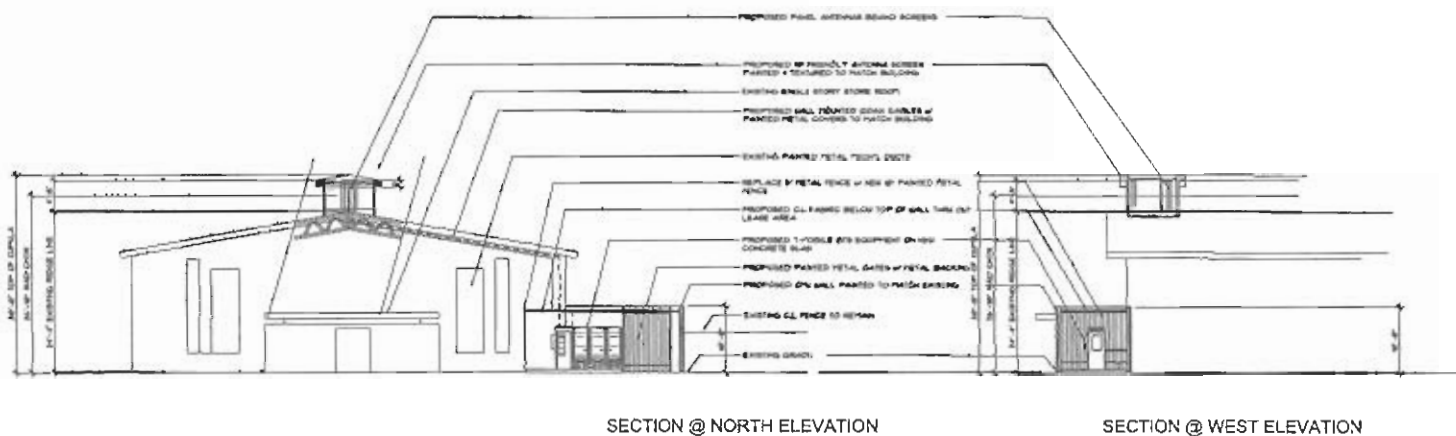


KVA: Q.S.:

72



SITE ELEVATIONS



PARTIAL CROSS SECTIONS

T-Mobile

1000000 T-Mobile is a member of T-Mobile USA, Inc.
2000 N. GARDENWAY RD., TEMPE, ARIZONA, 85282
PHONE (602) 843-3000 FAX (602) 843-3000

PLANS PREPARED BY
Young design corp
STRUCTURE / PROJECT MANAGEMENT
15000 E. WILLOW, Scottsdale, AZ 85258
PH: 480 451 8800 FAX: 480 451 8808
www.youngdesigncorp.com



NO.	DATE	DESCRIPTION
1	04/15/05	INITIAL ISSUE
2	04/15/05	FINAL ISSUE
3	04/15/05	CONTRACT CHANGES

PROJECT INFORMATION
PROJECT NO. YDC-708

10919D
BOYS & GIRLS CLUB
ROSE LANE
8250 E. ROSE LANE
SCOTTSDALE, AZ 85255

SITE ELEVATIONS

82-DR-2005
09/27/05

KIVA: O.S.

SHEET NUMBER

Z3

Stipulations for Case: T-Mobile PH10919 Wireless Communication Facility Case 82-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Site Elevations submitted by Young Design Corp. with a City received date of 09/27/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Project Site Plan submitted by Young Design Corp. with a City received date of 09/27/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All mechanical, utility, and communications equipment shall be completely screened behind the proposed 10-foot CMU wall addition and the walls shall be textured and painted to match the existing architectural color and finish of the building. No exterior roof ladder shall be allowed.
3. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
4. All walls shall match the architectural color, materials and finish of the existing church building.
5. The proposed antenna and any electrical equipment shall be fully screened behind the parapet walls.
6. No antenna or equipment shall be visible from the ground level, streets or adjoining properties.
7. Maximum height of the proposed 'FR Friendly antenna screening' shall be 30 feet measured from the finished floor level of the existing building.

SITE DESIGN:

DRB Stipulations

8. With the final plans submittal, the applicant shall provide a detail of the required facility marker or plaque, showing conformance with ordinance requirements. The location of the plaque shall clearly be shown on the site plan and elevations.
9. Prior to the start of any construction, the contractor is required to notify Inspection Services by calling 480-312-5750. A #42 Planning Inspection must be conducted prior to commencement of any construction. This note shall be documented on the site plan submitted with the Final Plan Review.
10. Prior to the final plans submittal, the applicant shall submit to the satisfaction of the Project Coordination Manager, a full written RF report verifying that at its maximum load, the wireless communication facility

ATTACHMENT A

was tested and certified to meet or exceed the FCC's radio frequency safety standards. This report shall be updated every 3 years.

Ordinance

- A. *Provide concealment and screening plan showing the WCF facility to be fully concealed and blending with the surrounding environments. This plan shall clearly show the full enclosure of the antennae within the cupola.*

LANDSCAPE DESIGN:**DRB Stipulations**

11. No modification to open space or existing landscaping shall be permitted unless changes are approved through a staff approval process and affected open space and landscape areas are re-vegetated to the original condition or an equal area of open space is re-established elsewhere on the site.

Ordinance

- B. *Replace any landscape material that is disturbed with like kind and size of plant materials as those disturbed.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. Building Mounted Lighting:
- a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - b. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
15. No additional site lighting shall be permitted except that the equipment may have one light of up to 250 watts for emergency purposes only, located below the top of the parapet roof with the light source not being visible from adjacent streets or properties. The light shall be turned off at all times, unless repair personnel are conducting repair work on the WCF facility.

RELEVANT CASES:**Ordinance**

- C. At the time of review, the applicable Use Permit case(s) for the subject site was: Case 13-UP-1965